

Current Borrower: MANUEL BENAVIDES AND AIDA BENAVIDES HUSBAND AND WIFE
MH File Number: TX-14-24300-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 1617 SWEDEN LN, LAREDO, TX 78045

BY
WEBB COUNTY, TEXAS
2016 AUG 15 PM 1:14
MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/3/2002

Grantor(s)/Mortgagor(s):
MANUEL BENAVIDES AND AIDA BENAVIDES HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Original Beneficiary/Mortgagee:
IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION

Recorded in:
Volume: 1215
Page: 777
Instrument No: 761887

Property County:
WEBB

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT NINE (9), BLOCK SIX (6), VILLAGE HEIGHTS SUBDIVISION, UNIT 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 88, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 11/1/2016

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Sandra Mendoza, Arnold Mendoza, Martin H. Vacca or Bob Frisch
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

NOVEMBER- 1
Clerk:

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2016 AUG 18 PM 2:36

WEBB County
Deed of Trust Dated: May 26, 1995
Amount: \$54,908.00
Grantor(s): GERARDO SANDOVAL and MARIA D SANDOVAL

WEBB COUNTY, TEXAS
BY  DEPUTY

Original Mortgagee: VALLEY MORTGAGE COMPANY INC
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 548732

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT THIRTY-SEVEN (37), BLOCK ONE (1), EASTWOODS SUBDIVISION, PHASE 1, WEBB COUNTY, TEXAS, ACCORDING TO AMENDED PLAT THEREOF RECORDED IN VOLUME 14, PAGE 28, PLAT RECORDS OF WEBB COUNTY, TEXAS.

WHEREAS MARIA D SANDOVAL is deceased.

Date of Sale: November 1, 2016 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SANDRA MENDOZA OR ARNOLD MENDOZA, W.D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, MATTHEW WOLFSON, BOB FRISCH OR MARTIN H VACCA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

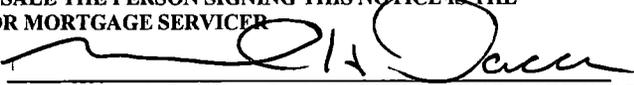
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

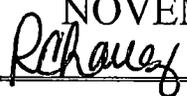
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-019908


SANDRA MENDOZA OR ARNOLD MENDOZA, W.D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, MATTHEW WOLFSON, BOB FRISCH OR MARTIN H VACCA
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOVEMBER -2
Clerk: 

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

2016 AUG 29 AM 11:14
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY *[Signature]* DEPUTY

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016
Time: The sale will begin at 10:00AM or not later than three hours after that time.
Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2010 and recorded in Document VOLUME 2966, PAGE 130 real property records of WEBB County, Texas, with JOSE M. ANCIRA AND ANA M. ANCIRA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE M. ANCIRA AND ANA M. ANCIRA, securing the payment of the indebtednesses in the original principal amount of \$161,820.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOVEMBER -3
Clerk: *[Signature]*



NOS0000006200711

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT FOUR (4), BLOCK TWO (2), STARLING CREEK SUBDIVISION, UNIT IX, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26, PAGE 7, PLAT RECORDS OF WEBB COUNTY, TEXAS.

3-A



NOS0000006200711

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

2016 AUG 29 AM 11:14

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEPUTY

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

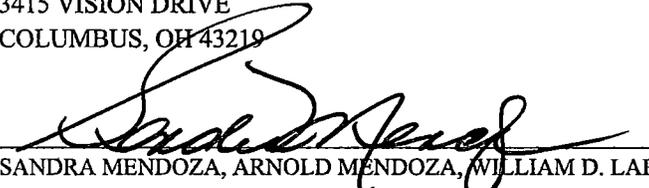
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 14, 2008 and recorded in Document VOLUME 2565, PAGE 700; AS AFFECTED BY VOLUME 3735, PAGE 400 real property records of WEBB County, Texas, with ELVA LOURDES GARZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELVA LOURDES GARZA, securing the payment of the indebtednesses in the original principal amount of \$131,929.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOVEMBER -4
Clerk: 



NOS0000006234074

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3), VILLAS SAN AGUSTIN-UNIT 5, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 59-60, WEBB COUNTY PLAT RECORDS.

4-A



NOS0000006234074

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

2016 AUG 29 AM 11: 22

Date: 11/15/2010
Grantor(s): RAQUEL O. PENA, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$271,321.00
Recording Information: Book 3016 Page 305 Instrument 1087174
Property County: Webb
Property:

BY [Signature] DEPUTY

THE SURFACE ESTATE ONLY IN AND TO LOT SEVENTEEN (17), BLOCK FOUR (4), D AND J ALEXANDER SUBDIVISION, UNIT V, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGES 51-52, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 7503 R.W. EMERSON LOOP, LAREDO, TX 78041

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]
Buckley Madole, P.C.

NOVEMBER -5

Clerk: [Signature]

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

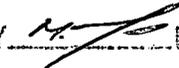
MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

Date: 11/07/2007
 Grantor(s): RUBEN GONZALEZ AND WIFE, ANGELICA M GONZALEZ
 Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TEXAS STATE BANK, ITS SUCCESSORS AND ASSIGNS
 Original Principal: \$110,269.00
 Recording Information: Book 2480 Page 837 Instrument 985533
 Property County: Webb
 Property:
 Reported Address: 501 PRADA MACHIN DRIVE, LAREDO, TX 78046

2016 AUG 29 AM 11:22

WEBB COUNTY, TEXAS

BY  DEPUTY

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER ONE (1), SANTA RITA SUBDIVISION, UNIT 1, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 4, PAGE 46, WEBB COUNTY PLAT RECORDS.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
 Mortgage Servicer: Wells Fargo Bank, N. A.
 Current Beneficiary: Wells Fargo Bank, NA
 Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
 Time of Sale: 1:00PM or within three hours thereafter.
 Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
 Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
 Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

NOVEMBER -6
Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/18/2012
Grantor(s): HECTOR H. GARZA, JR., AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COMPASS BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$97,465.00
Recording Information: Book 3261 Page 811 Instrument 1134537
Property County: Webb
Property: THE SURFACE ESTATE ONLY IN AND TO LOT THREE (3), BLOCK TWENTY-ONE (21), CONCORD HILLS COMMUNITY - PHASE IX PLANNED UNIT DEVELOPMENT, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 24, PAGE 19, PLAT RECORDS OF WEBB COUNTY, TEXAS.
Reported Address: 1105 TRENT DR, LAREDO, TX 78046-5179

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP - 1 PM 3:00
WEBB COUNTY, TEXAS
BY [Signature] DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

[Signature of Sandra Mendoza]

NOVEMBER -7
Clerk: [Signature]

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County

Deed of Trust Dated: May 9, 2010

Amount: \$93,844.00

Grantor(s): DELICIA D. VILLARREAL and JUAN HINOJOSA

Original Mortgagee: AMERICAHOMEKEY, INC. DBA GOLD FINANCIAL SERVICES

Current Mortgagee: DITECH FINANCIAL LLC

Mortgagee Address: DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 1070928

Legal Description: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER ON HUNDRED THREE (103), IN BLOCK NUMBER FIVR (5), FLYNN SUBDIVISION, SECTION 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 3, PAGE 5, WEBB COUNTY PLAT RECORDS.

Date of Sale: November 1, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

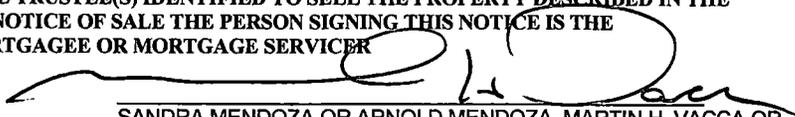
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

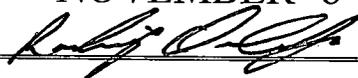
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICE


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015320


SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

2016 SEP -1 PM 3: 37
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

NOVEMBER -8
Clerk: 

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP - 1 PM 3:38

WEBB COUNTY, TEXAS

BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County

Deed of Trust Dated: April 30, 1993

Amount: \$78,280.00

Grantor(s): ANTONIO SARMIENTO and IRENE SARMIENTO

Original Mortgagee: VALLEY MORTGAGE COMPANY, INC.

Current Mortgagee: MLB SUB I LLC

Mortgagee Address: MLB SUB I LLC, 1303 AVOCADO AVE, STE 200, NEWPORT BEACH, CA 92660

Recording Information: Document No. 491936

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER FIVE (5), SHILOH SUBDIVISION, PHASE 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 6, PAGE 73, WEBB COUNTY PLAT RECORDS.

Date of Sale: November 1, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

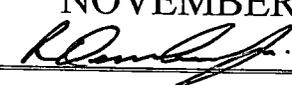
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-010814


SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

NOVEMBER -9
Clerk: 

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Property to Be Sold. The property to be sold is described as follows:

LOT FORTY-TWO (42), BLOCK ONE (1), THE GREEN SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 151, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, recorded on 02/23/2011 as Document No. 1094599 in the real property records of Webb County, Texas. Assignment of Deed of Trust to Green Planet Servicing, LLC recorded on 08/17/2012 as Document No. 1142597 of the real property records of Webb County, Texas. The holder or servicer of the instrument is: Green Planet Servicing, LLC.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 11/01/2016

Time: The sale will begin no earlier than 1:00PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Justice Center, 1110 Victoria Street, first-level west side rear door, or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 2:09

WEBB COUNTY, TEXAS

BY DEPUTY

TX131364

NOVEMBER -10

Clerk: *[Signature]*



4591820

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

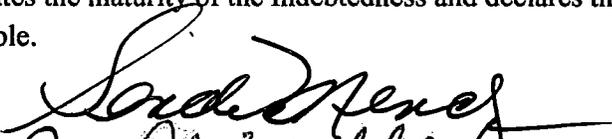
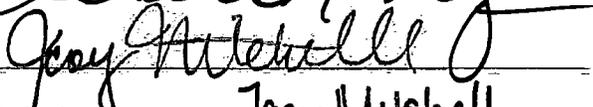
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Blaine C Strand and Tarra L Strand, husband and wife.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$194,470.00, executed by Blaine C Strand, and payable to the order of Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Blaine C Strand and Tarra L Strand, husband and wife to Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation. Planet Home Lending, LLC fka Green Planet Servicing, LLC is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Steven Westergren, Julie Mayer, Emily Priske, Katherine Scheffler, James Miller, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.



Substitute Trustee *Jacy Mitchell*

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 2:11
WEBB COUNTY, TEXAS
BY Ro DEPUTY

TS#: 16-17257

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/30/2013, ISMAEL ESPARZA AND WIFE, ERIKA IDA BARRERA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$111,935.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 10/2/2013 as Volume 1182489, Book 3509, Page 254, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-ONE (21), BLOCK FIVE (5), THE GREEN SUBDIVISION, PHASE 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 22, PAGE 48, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Commonly known as: **17523 ROCK PORT ROAD, LAREDO, TX 78045**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Martin Vacca**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that

NOVEMBER -11

Clerk: *R. Quinlan*



4592260

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 11/1/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this ¹²9/2016



By: Substitute Trustee(s)

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Martin Vacca

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

11-B

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/26/2012
Grantor(s): CHRISTIAN A. ESCOBEDO, A MARRIED MAN AND ANGELES ABIGAIL CORONADO-FLORES, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR EVOLVE BANK & TRUST, AN ARKANSAS STATE CHARTERED BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$118,419.00
Recording Information: Book 3235 Page 339 Instrument 1129264
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS, AND BEING LOT NUMBER TEN (10), IN BLOCK NUMBER TEN (10), LAS MISIONES SUBDIVISION, UNIT III, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 28, PAGES 15-16, WEBB COUNTY PLAT RECORDS.
Reported Address: 6119 FRAY AUGUSTO LANE, LAREDO, TX 78043

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

2016 SEP 12 PM 2:03
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY [Signature] DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

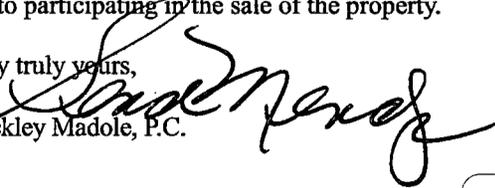
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

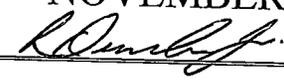
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Sandra Mendoza, P.C.

NOVEMBER -12
Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/29/2011
Grantor(s): CHARLA GRIFFIN
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$23,853.00
Recording Information: Book 3130 Page 153 Instrument 1109298
Property County: Webb
Property:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER ONE (1), WINFIELD SUBDIVISION, PHASE 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 14, PAGE 96, WEBB COUNTY PLAT RECORDS.

Reported Address: 3003 EDGEFIELD COURT, LAREDO, TX 78045

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

2016 SEP 12 PM 2:22
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

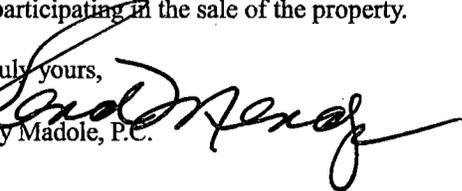
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

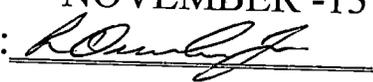
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

NOVEMBER -13
Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/09/2011
Grantor(s): ELEAZAR RUIZ, SR., JOINED HEREIN PRO FORMA BY HIS WIFE JUANA IRMA RUIZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$141,324.00
Recording Information: Book 3191 Page 230 Instrument 1120870
Property County: Webb
Property:

LOT ELEVEN (11), BLOCK ONE THOUSAND SEVEN HUNDRED NINETY-TWO (1792), EASTERN DIVISION, A SUBDIVISION IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 135, MAP RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 2904 LAREDO STREET, LAREDO, TX 78043

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 2:20
WEBB COUNTY, TEXAS
DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

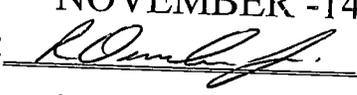
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

NOVEMBER -14
Clerk: 

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

ARGIE R. IBARRA
COUNTY CLERK
FILED
SEP 12 PM 2:28
WEBB COUNTY, TEXAS
DEPUTY

1. Date, Time, and Place of Sale.

Date: 11/01/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2117 Mallorca Drive, Laredo, TX 78046

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 09/05/2006 and recorded 09/12/2006 in (book) 2182 (page) 40 and Document 935453 real property records of Webb county Texas, with Cesar Carranza and Maria Granados, husband and wife grantor(s) and Sebring Capital Partners, Limited Partnership, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Cesar Carranza and Maria Granados, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **146,290.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8** is the current mortgagee of the note and the deed of trust or contract lien.

Clerk: *Rosby*

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT 27, BLOCK 49, LOS PRESIDENTES SUBDIVISION, UNIT 11, A SUBDIVISION IN THE CITY OF LAREDO, TEXAS AS PER PLAT OF RECORD IN VOLUME 25, PAGE 117, AMENDED AND RECORDED IN VOLUME 25, PAGE 127, PLAT RECORDS OF WEBB COUNTY, TEXAS.

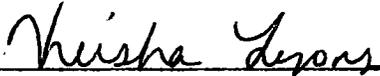
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



Stephanie Spurlock, Laterricka Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

BY  COUNTY CLERK
WEBB COUNTY, TEXAS
2016 SEP 12 PM 2:29
MARGIE R. IBARRA
COUNTY CLERK
FILED

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 12, 2004 and recorded in Document VOLUME 1720, APGE 405 real property records of WEBB County, Texas, with MARIA S MORENO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA S MORENO, securing the payment of the indebtednesses in the original principal amount of \$80,887.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOVEMBER -16
Clerk: 



NOS0000006144000

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER SIXTEEN 16, IN BLOCK NUMBER ONE 1. CUATRO VIENTOS NORTE SUBDIVISION, PHASE II. RECORDED IN VOLUME 24, PAGE 9, WEBB COUNTY PLAT RECORDS.

16-A



NOS00000006144000

Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

Pursuant to Texas law and that certain Condominium Declaration recorded in Volume 1116, Page 72, and amended in Volume 1173, Page 374 et. seq., Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for LAREDO VILLAS DEL LAGO OWNER'S ASSOCIATION. ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by ELIA GUEVARA, the owner ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on **Tuesday, November 1, 2016**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit No. 202, Building B of the VILLAS DEL LAGO CONDOMINIUMS, a Condominium Regime in Laredo, Webb Co., Texas, established under Declaration recorded in Volume 1116, Page 72, and amended in Volume 1173, Page 374 et seq., Webb County Official Public Records, together with an undivided 3.03 percent interest in common areas appertaining thereto.

Executed on September 22, 2016.


ROBERT A. SALDAÑA
Trustee

BY  DEPUTY

WEBB COUNTY, TEXAS

2016 SEP 22 AM 10:56

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOVEMBER -17

Clerk: 

Current Borrower: RUBEN HERNANDEZ, AN UNMARRIED PERSON
MH File Number: TX-16-28111-FC
VA/FHA/PMI Number:
Loan Type: FreddieMac
Property Address: 1717 SWEDEN LANE, LAREDO, TX 78045

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

2016 SEP 22 PM 3: 41

Deed of Trust Date:
5/19/2009

Grantor(s)/Mortgagor(s): RUBEN HERNANDEZ, AN UNMARRIED PERSON
WEBB COUNTY, TEXAS

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COMPASS BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A.
BY tl DEPUTY

Recorded in:
Volume: 2761
Page: 601
Instrument No: 1038540

Property County:
WEBB

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT THIRTY-TWO (32), BLOCK SIX (6), VILLAGE HEIGHTS SUBDIVISION, UNIT III, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 19, PAGE 98, PLAT RECORDS OF WEBB COUNTY, TEXAS.

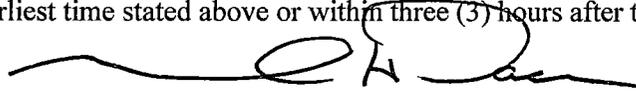
Date of Sale: 11/1/2016

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Sandra Mendoza, Arnold Mendoza, Martin H. Vacca or Bob Frisch
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

NOVEMBER -18
Clerk: [Signature]

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the seller of this notice immediately.

FILED
GIE R. IBARRA
COUNTY CLERK
WEBB COUNTY, TEXAS
SEP 22 PM 3:42
DEPUTY

1. Date, Time, and Place of Sale.

Date: 11/01/2016

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2603 Bandera Dr, Laredo, TX 78046

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/05/2005 and recorded 10/12/2005 in Document 895794 in (book) 1939 (page) 564 real property records of Webb County Texas, with Raul Espinoza and wife, Elida Espinoza grantor(s) and New Century Mortgage Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Raul Espinoza and wife , Elida Espinoza securing the payment of the indebtedness in the original principal amount of \$ 97,132.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-NC1** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15) IN BLOCK NUMBER ONE (1), CUATRO VIENTOS NORTE SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN VOLUME 24, PAGE 97, WEBB COUNTY PLAT RECORDS

NOVEMBER -19
Clerk: *[Signature]*

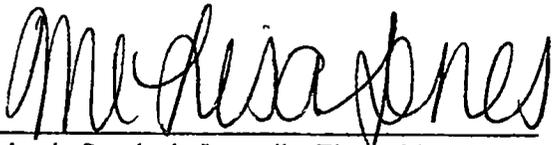
Notice of [Substitute] Trustee Sale

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen– Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

MARGIE R. IBARRA
COUNTY CLERK
FILED
16 SEP 26 PM 1:03
WEBB COUNTY, TEXAS
Deputy

1. Date, Time, and Place of Sale.

Date: 11/01/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2105 San Jose Street, Laredo, TX 78043

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/16/2004 and recorded 08/27/2004 in Document 848088 in (book) 1665 (page) 299 real property records of Webb County Texas, with Josafath Chavez and wife, Sandra Chavez grantor(s) and New Century Mortgage Corporation.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Josafath Chavez and wife, Sandra Chavez securing the payment of the indebtedness in the original principal amount of \$ 77,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10** is the current mortgagee of the note and the deed of trust or contract lien.

NOVEMBER -20
Clerk: Rehauz

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

Situated in Webb County, Texas and being Lot Number Nine (9), in Block Number One Thousand One Hundred Twenty-Eight (1128), Buena Vista Subdivision, situated in the Eastern Division of the City of Laredo, as per Resubdivision Plat recorded in Volume 2, Page 150, Webb County Plat Records.

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

SELECT PORTFOLIO SERVICING, INC. (SPS)
GUERRERO JR, HUMBERTO AND VERONICA
2213 POZA RICA DRIVE, LAREDO, TX 78046

CONVENTIONAL
Our File Number: 16-024633

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 27, 2006, HUMBERTO GUERRERO, JR. AND VERONICA GUERRERO, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. WAS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of WEBB COUNTY, TX and is recorded under Clerk's File/Instrument Number 942024, to which reference is herein made for all purposes.

2016 SEP 26 PM 1:10
WEBB COUNTY, TEXAS
BY Rehany DEPUTY

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Webb county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Webb, State of Texas:

THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-TWO (22), BLOCK THIRTY (30), LAS AMERICAS SUBDIVISION, UNIT 2, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 100, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Property Address: 2213 POZA RICA DRIVE
LAREDO, TX 78046
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Sandra Mendoza
SUBSTITUTE TRUSTEE
SANDRA MENDOZA OR ARNOLD MENDOZA OR
MARTIN H. VACCA OR BOB FRISCH OR W.D.
LAREW OR COLETTE MAYERS OR STEPHEN
MAYERS OR BOB DICKERSON OR TROY ROBINETT
OR FREDERICK BRITTON OR EVAN PRESS OR
JACK BURNS II
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

NOVEMBER -21
Clerk: Rehany

SELECT PORTFOLIO SERVICING, INC. (SPS)
RODRIGUEZ, LUIS
4718 LOS LAURELES LANE, LAREDO, TX 78046

CONVENTIONAL
Our File Number: 16-025311

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 8, 2007, LUIS RODRIGUEZ, JOINED HEREIN PRO FORMA BY HIS WIFE MONICA RODRIGUEZ, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FRESMAE MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WEBB COUNTY, TX** and is recorded under Clerk's File/Instrument Number 951043, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

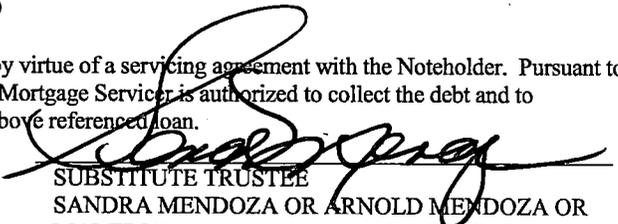
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 1, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Webb, State of Texas:

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER TWELVE (12), SIERRA VISTA SUBDIVISION, UNIT V, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 180, WEBB COUNTY PLAT RECORDS.

Property Address: 4718 LOS LAURELES LANE
LAREDO, TX 78046
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-HE1 ASSET
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
SANDRA MENDOZA OR ARNOLD MENDOZA OR
MARTIN H. VACCA OR BOB FRISCH OR W.D.
LAREW OR COLETTE MAYERS OR STEPHEN
MAYERS OR BOB DICKERSON OR TROY ROBINETT
OR FREDERICK BRITTON OR EVAN PRESS OR
JACK BURNS II
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

NOVEMBER -22
Clerk: Rehauz

BY  DEPUTY CLERK
WEBB COUNTY CLERK
2016 SEP 13 1:11 PM
MARGIE R. IBARRA
COUNTY CLERK
FILED

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/09/2006
Grantor(s): PRISCILLA DE LA ROSA, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$102,316.00
Recording Information: Book 2094 Page 238 Instrument 921331
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWO (2), IN BLOCK NUMBER TEN (10), FREEDOM PARK SUBDIVISION, PHASE 3, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 101, WEBB COUNTY PLAT RECORDS.
Reported Address: 603 PAUL REVERE DRIVE, LAREDO , TX 78046

2016 SEP 26 PM 1:10
BY: Rehauz DEPUTY

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

NOVEMBER -23
Clerk: Rehauz

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2016 SEP 26 PM 1:05
WEBB COUNTY, TEXAS
FILED
MARGIE R. IBARRA
COUNTY CLERK
BY *Rehauz* DEPUTY

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2013 and recorded in Document VOLUME 3489, PAGE 812 real property records of WEBB County, Texas, with ALEJANDRO CARMONA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEJANDRO CARMONA, securing the payment of the indebtednesses in the original principal amount of \$203,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361

Sandra Mendoza
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOVEMBER -24
Clerk: *Rehauz*



NOS00000006241202

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT TEN (10), BLOCK FOUR (4), SAN ISIDRO NORTHEAST LOS PALMARES SUBDIVISION, UNIT 1, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 30, PAGE 36-36A, PLAT RECORDS OF WEBB COUNTY, TEXAS.



NOS0000006241202

24-A

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2016 SEP 26 PM 1:05
WEBB COUNTY TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 29, 2010 and recorded in Document VOLUME 3009, PAGE 551 AS AFFECTED BY VOLUME 3907 PAGE 1-13 real property records of WEBB County, Texas, with ALMA R ZAMARRIPA AND SYLVIA NUNEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALMA R ZAMARRIPA AND SYLVIA NUNEZ, securing the payment of the indebtednesses in the original principal amount of \$203,701.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
ONE MORTGAGE WAY
MT. LAUREL, NJ 08054

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOVEMBER -25
Clerk: *[Signature]*



NOS00000004500914

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NINE (9), IN BLOCK NUMBER TWO (2), NEW VISION SUBDIVISION, PHASE 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 26, PAGE 95, OF THE WEBB COUNTY PLAT RECORDS.



NOS00000004500914

25-A

Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

Pursuant to Texas law and that certain Condominium Declaration recorded in Vol. 1024, Page 220, and Supplement to Declaration recorded in Volume 1110, Page 524, Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for THE OAKS AT SAN ISIDRO COUNCIL OF CO-OWNERS INC. ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by ARMANDO GARZA, the owner ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on **Tuesday, November 1, 2016**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit 116, Building C of THE OAKS AT SAN ISIDRO, a Condominium Regime in Laredo, Webb Co., Texas, established under Declaration recorded in Vol. 1024, Page 220, and Supplement to Declaration recorded in Volume 1110, Page 524, Webb County Official Public Records, including the undivided interest in common areas appertaining thereto.

Executed on September 29, 2016.

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 29 AM 11:40

WEBB COUNTY, TEXAS

BY *[Signature]* DEPUTY

[Signature]
ROBERT A. SALDAÑA
Trustee

NOVEMBER -26
Clerk: *[Signature]*

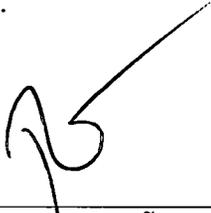
Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

Pursuant to Texas law and that certain amended Condominium Declaration recorded in Vol. 2, Page 461, et seq., Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for the CAMBRIDGE PLACE HOMEOWNERS ASSOCIATION ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by JORGE RICHER and SANDRA RICHER, owners ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on Tuesday, **November 1, 2016**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit Number 158, Building L of the CAMBRIDGE PLACE CONDOMINIUMS, a Condominium Regime in Laredo, Webb Co., Texas, established under amended Declaration recorded in Vol. 2, Page 461, et seq., Webb County Official Public Records, together with the undivided percent interest in the common elements appertaining thereto.

Executed on September 29, 2016.



ROBERT A. SALDAÑA
Trustee

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 29 AM 11:41

WEBB COUNTY, TEXAS

BY  DEPUTY

Clerk: NOVEMBER -27
OR

Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

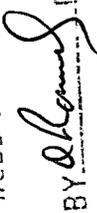
Pursuant to Texas law and that certain amended Condominium Declaration recorded in Vol. 2, Page 461, et seq., Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for the CAMBRIDGE PLACE HOMEOWNERS ASSOCIATION ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by ALBERTO JAVIER FLORES, the owner ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on Tuesday, **November 1, 2016**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit Number 121, Building D of the CAMBRIDGE PLACE CONDOMINIUMS, a Condominium Regime in Laredo, Webb Co., Texas, established under amended Declaration recorded in Vol. 2, Page 461, et seq., Webb County Official Public Records, together with the undivided percent interest in the common elements appertaining thereto.

Executed on September 29, 2016.



ROBERT A. SALDAÑA
Trustee

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 29 AM 11:42
WEBB COUNTY, TEXAS
BY  DEPUTY

NOVEMBER -28
Clerk: 

Current Borrower: ZONIA L. MENDOZA AND RAMON MENDOZA JR., HUSBAND AND WIFE
MH File Number: TX-16-27944-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 3517 JUAREZ, LAREDO, TX 78041

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/2/2003

Grantor(s)/Mortgagor(s):
ZONIA L. MENDOZA AND RAMON
MENDOZA JR., HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
Beneficial Texas Inc.

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not in its individual capacity, but
solely as trustee for RMAC Trust, Series 2015-5T

Recorded in:
Volume: 1509
Page: 067
Instrument No: 819510

Property County:
WEBB

Mortgage Servicer:
Rushmore Loan Management Services, LLC is
representing the Current Mortgagee under a
servicing agreement with the Current Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100, Irvine, CA
92618

Legal Description: LOT NO. FIVE (5), BLOCK NUMBER NINE HUNDRED FOUR (904), SITUATED IN
THE WESTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

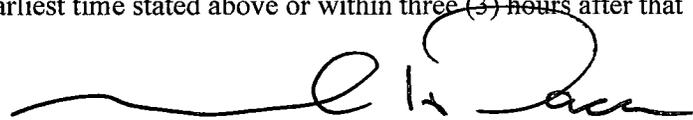
Date of Sale: 11/1/2016

Earliest Time Sale Will Begin: 1:00PM

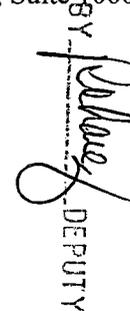
Place of Sale of Property: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE)
1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE
TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as a member of
the armed forces of the United States. If you
are or your spouse is serving on active military
duty, including active military duty as a
member of the Texas National Guard or the
National Guard of another state or as a
member of a reserve component of the armed
forces of the United States, please send
written notice of the active duty military
service to the sender of this notice
immediately.



Sandra Mendoza, Arnold Mendoza, Martin H.
Vacca or Bob Frisch
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

2016 SEP 29 PM 2:10
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. JBARRA
COUNTY CLERK
FILED

NOVEMBER -29
Clerk: 